

TRANSFER
TAX
PAID

WARRANTY DEED

034321

We, **David B. Bourgaize** and **Karen E. Bourgaize** of Whittier, California, for consideration paid, grant to **Ryan K. Witham** of Fairfield, Somerset County, Maine with **Warranty Covenants**, the land in Waterville, Kennebec County, Maine, more particularly bounded and described as follows, to wit:

A certain lot or parcel of land in Waterville, with the buildings thereon, County of Kennebec, State of Maine, more particularly bounded and described as follows, to wit:

Beginning at a point one hundred seventeen (117) feet from the intersection of the west line of Messalonskee Avenue and south line of Brookline Avenue, measured along west line of Messalonskee Avenue; thence westerly parallel to Brookline Avenue, one hundred twenty-seven (127) feet, more or less, to the west line of property now or formerly of E. Gagne; thence southerly along Gagne's easterly line fifty (50) feet to an iron pipe marking the southeast corner of Gagne property; thence easterly along the north line of property, now or formerly of Alice Foster, one hundred thirty-one (131) feet, more or less, to westerly line of Messalonskee Avenue; thence northerly along westerly line of Messalonskee Avenue fifty (50) feet to point of beginning. Also the right of the within grantees, their successors and assigns, to enter on land owned now or formerly by Alice Foster, lying next southerly of land hereby conveyed for the purpose of constructing, maintaining and repairing sewer to connect with the sewer now running southerly across the land of said Foster, said connecting sewer to be constructed in such places on said adjoining land as will cause the least inconvenience to the owners of said adjoining land.

Excepting and reserving for the benefit of the owners of adjoining lots, their heirs and assigns, the right to enter on the premises hereby conveyed at any and all reasonable times for the purpose of constructing, maintaining and repairing a sewer to connect with a sewer now running southerly across the land now or formerly of Alice Foster, said connecting sewer to be constructed in such places on said adjoining land as will cause the least inconvenience to all concerned. Said premises being further described as Lot No. 1 on Plan of Lots for the Waterville Development, Inc. of Waterville, Maine, made by F.Y. Armstrong, C.E., dated May 14, 1938, recorded in Kennebec Registry of Deeds.

Also another certain lot or parcel of land situated in said Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Beginning at the point which marks the southeast corner of land formerly of Clifton B. McMullen on the west side of Messalonskee Avenue, so called; thence in a southerly direction along the west line of said Messalonskee Avenue a distance of twenty-five (25) feet to a rod sunk in the ground; thence at right angles and in a westerly direction a distance of thirty (30) feet to an iron pin sunk in the ground; thence in a northwesterly direction to an iron pin sunk in the ground in the southerly line of land formerly of Clifton B. McMullen; thence in an easterly direction and along the south line of land, formerly of said Clifton B. McMullen a distance of sixty-one (61) feet to the point of beginning.

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Being the same premises conveyed to David B. Bourgaize and Karen E. Bourgaize by deed of Eugene Peters and Alice M. Peters dated July 5, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3573, Page 248.

David B. Bourgaize and Karen E. Bourgaize, husband and wife, both release all rights in the premises being conveyed.

Witness our hands and seals this 18th day of November, 1998.

Victor T. Ramirez
Witness

David B. Bourgaize
David B. Bourgaize

Victor T. Ramirez
Witness

Karen E. Bourgaize
Karen E. Bourgaize

STATE OF CALIFORNIA

_____, ss.

November 18th, 1998

Then personally appeared the above named David B. Bourgaize and acknowledged the foregoing instrument to be his free act and deed,



Before me,

Victor T. Ramirez
Notary Public

Victor T. Ramirez
Printed Name
My Com. Exp.: Nov. 16, 2001

STATE OF CALIFORNIA

_____, ss.

November 18th, 1998

Then personally appeared the above named Karen E. Bourgaize and acknowledged the foregoing instrument to be his free act and deed,



Before me,

Victor T. Ramirez
Notary Public

Victor T. Ramirez
Printed Name
My Com. Exp.: Nov 16, 2001

RECEIVED KENNEBEC SS.

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ATTEST: Theresa B. M...
REGISTER OF DEEDS